

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 25, 2023, 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20490 – Appeal filed by Mississippi Underground, LLC dba Mississippi Underground, c/o Julian Jordan and Gregory Jordan, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a banquet hall/event space, with full liquor and catering, at 1441 N. 2nd St.

WARD 14 #AOP-10005-23 ZONE: “K” – Unrestricted District

APPEAL #20491 – Appeal filed by DBA Tugaway, LLC, c/o Sean Jones, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a towing company, with outside storage, at 2601 University St.

WARD 14 #AOP-9929-23 ZONE: “G” – Local Commercial and Office District

APPEAL #20484 – Appeal filed by MSZ Auto Sales, c/o Muhammad Shehryar Zafar, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a used auto sales business, with outside storage (no repair, no detailing), at 3720 Hampton Ave., Unit 101B.
(*cont’d from 9/13/23*)

WARD 5 #AOP-9827-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11766 – Appeal filed by Igal Alon (Eugenia Ilyashov), from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do interior and exterior alterations (convert commercial building to multi-family), per plans (zoning only), at 3301-05 Arsenal St.
(*cont’d from 7/19/23*)

WARD 7 #AB-574488-23 ZONE: “B” – Two-Family Dwelling District

APPEAL #11805 – Appeal filed by Bill Yount Signs & Electric, c/o Kitty Cypret, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to remove and replace one (1) ground sign (illuminated), per plans, at 901 S. Vandeventer Ave.

**WARD 9 #AB-576615-23 ZONE: Forest Park Southwest Form Based District -
Boulevard Type 2 Envelope Standard and
ZONE: “G” – Local Commercial and Office District and
ZONE: “J” – Industrial District**

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 11, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Jared Boyd, Mayor's Office
Charles Coyle
Neal Richardson
Neighborhood Stabilization Team
Dale Ruthsatz, SLDC
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Durrell Smith
Peter Phillips
Bennett Anderson
Lisa Otke
Project Connect

Via Email with Attachments

City Counselor
Board Members
Tracy Billups
Debra Aaron

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator